

Adelphi Crescent, UB4

Offers in excess of £420,000



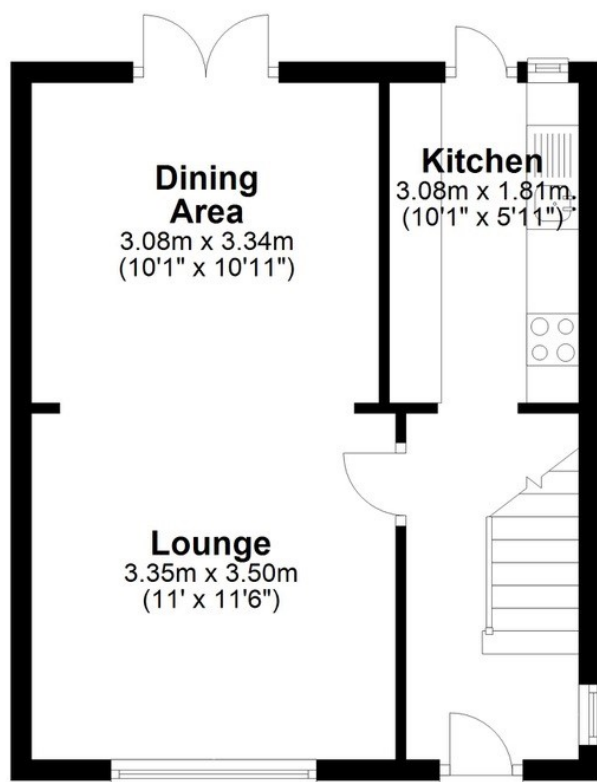
Much sought after residential area close to both Hayes Park & Charville Lane junior schools for this well presented 'Nash built' 3 bedroom semi detached house with extension potential to the rear & into the loft (STPP) The property had new double glazed windows & doors fitted 3 years ago and has gas central heating with a 'Combi' boiler, entrance hall, lounge/ dining room, kitchen, 3 bedrooms & a modern, bathroom, 70' rear garden, detached garage with gated own drive (via shared access) + forecourt parking for 2 cars.





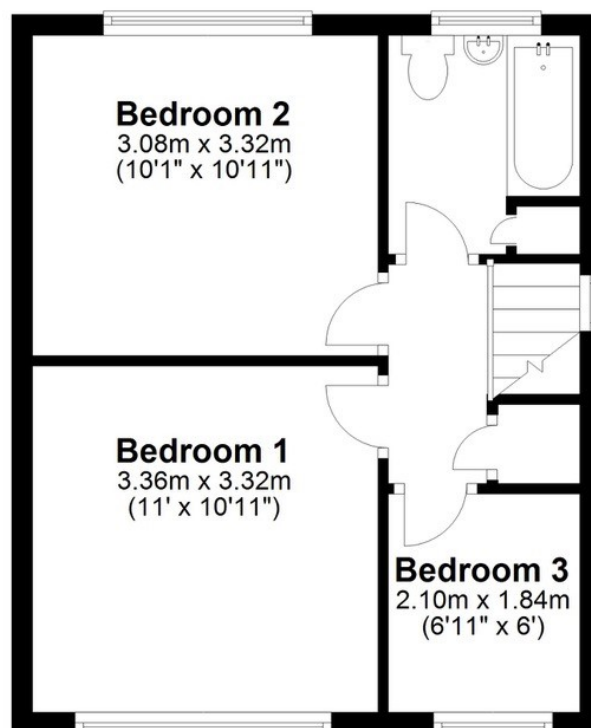
Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.6 sq. feet)

All measurements are approximate and not to scale.
Plan produced using PlanUp.

broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

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The property had new double glazed windows & doors fitted 3 years ago and has gas central heating with a 'Combi' boiler, entrance hall, lounge/ dining room, kitchen, 3 bedrooms & a modern, bathroom, 70' rear garden, detached garage with gated own drive (via shared access) + forecourt parking for 2 cars.